



VOL 16 PAGE 681

General Warranty Deed*

Janet M. Steinbrunner, married, of Mercer County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to Janet M. Steinbrunner and Walter P. Steinbrunner, Trustees, or their successors in trust, under the JANET M. STEINBRUNNER LIVING TRUST, dated September 29, 1996, and any amendments thereto. the following REAL PROPERTY: Situated in the County of Mercer of Ohio and in the city of Coldwater

whose tax-mailing address is 224 Eastview Drive, Coldwater, OH 45828, in the State of Ohio

TRANSFERRED

Situating in the Village of Coldwater, County of Mercer and State of Ohio:

OCT 1 1996

Being Lot Number Eight Hundred and forty-one (841) in Restful Acres Second Addition as shown on the recorded plat of said addition in Plat Book 9, Page 16, Recorder's Office, Mercer County, Ohio.

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

APPROVED

OCT 01 1996

Conveyance is subject to all the restrictions, provisions and conditions shown on the public record in the Recorder's Office Mercer County, Ohio, which are incorporated herein by reference the same as if fully re-written herein.

MERCER COUNTY
TAX MAP DEPARTMENT
BY *[Signature]*

In addition to the sub-division regulations, the Village of Coldwater Zoning Code of 1961 shall apply to this instrument.

ENG. MAP #: 002-2734-02-029-00-05

This being the same premises the last transfer of which is recorded in Record of Deeds, Volume 229, Page 218 in the Recorder's Office of Mercer County, Ohio.

9600062726
Filed for Record in
MERCER COUNTY, OHIO
PATRICIA E. GROTE
On 10-01-1996 At 12:48 pm.
WD 14.00
Vol. 16 Pg. 681 - 681

Prior Instrument Reference: Volume 271 Page 688 of the Deed Records of Mercer County, Ohio.

Grantor, releases all rights of dower therein. Witness her hand(s) this 29th day of September, 1996

Signed and acknowledged in presence of:

[Signature: J. Louis Kurtzer]
J. Louis Kurtzer
[Signature: Vanessa Kurtzer]
Vanessa Kurtzer

[Signature: Janet Steinbrunner]
Janet Steinbrunner
[Signature: Walter P. Steinbrunner]
Walter P. Steinbrunner

9600062726
LAW OFFICES
SEE ENV

State of Ohio

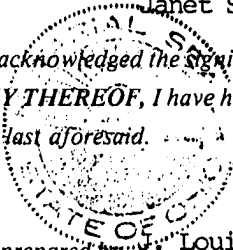
County of

ss.

BE IT REMEMBERED, That on this 29th day of September, 1996, before me, the subscriber, a notary public, in and for said state, personally came, Janet Steinbrunner, the Grantor(s) in the

foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.



J. LOUIS KURTZER, Notary Public, State of Ohio
My commission expires on 10/1/97.

[Signature: J. Louis Kurtzer]

This instrument was prepared by J. Louis Kurtzer, Esq. 7164 Beechmont Suite 101, Cinti., OH 45230
THE LEGAL DESCRIPTION AND STATED TITLE OWNER CONTAINED HEREIN WERE SUPPLIED BY THE PARTIES AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Exemption paragraph, conveyance fee ET
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

Auditor's and Recorder's Stamps